

Big Box Development Policies by Community Planning Area

Attachment 3

Community Plan Area	Size limits	No limits	Endorses appropriately scaled commercial	Design requirements	Plans with Regional Commercial Designations	No commercial allowed
Barrio Logan			X			
Black Mountain Ranch			X			
Carmel Mountain Ranch		X			X	
Carmel Valley		X				
Clairemont Mesa				X		
College Area		X				
Del Mar Mesa						X
East Elliott						X
Fairbanks Country Club						X
Golden Hill		X				
Greater North Park			X			
Kearny Mesa		X				
La Jolla		X				
Linda Vista		X				
Mid-City						
Midway						
Mira Mesa				X		
Miramar Ranch North		X				
Mission Beach		X				
Mission Valley		X			X	
Navajo			X			
Ocean Beach				X		
Old Town	X					
Otay Mesa		X				
Pacific Beach		X				
Pacific Highlands				X		
Peninsula			X			
Rancho Bernardo		X				
Rancho Encantada						X
Rancho Penasquitos			X			
Sabre Springs		X				
San Pasqual		X				
San Ysidro			X			
Scripps Miramar Ranch		X				
Serra Mesa		X				
Skyline Paradise Hills		X				
Sorrento Hills	X			X		
Southeastern			X	X	X	
Subarea II						X
Tierrasanta			X			
Tijuana River Valley						X
Torrey Highlands	X			X	X	
Torrey Pines			X	X		
University				X	X	
Uptown			X			
Via de la Valle			X			

The Land Development Code

The San Diego Land Development Code delineates five separate commercial zones. The language of three of the zones discourages large-scale retail development. However, the commercial regional and some subtypes of the community commercial zones permit auto-oriented, big box development. Although there are design, pedestrian, and parking regulations for most, none of the San Diego commercial zones limit the size of buildings.

- “The purpose of the Community Commercial (CC) zones is to accommodate community-serving commercial services, retail uses and limited industrial uses of moderate intensity and small to medium scale. The CC zones are intended to provide for a range of development patterns from pedestrian-friendly commercial streets to shopping centers and auto-oriented strip commercial streets. Some of the CC zones may include residential development.” Although the pedestrian oriented zones of CC-3-4, CC-3-5, CC-4-4, CC-4-5 and CC-5-4 would not permit big box development, the remaining CC zones would.
- Commercial Neighborhood (CN) zones are intended to provide areas for smaller scale, lower intensity developments that are consistent with the character of the surrounding residential areas.” (LDC 13.1.5.1). These zones discourage large scale development..
- The purpose of the Commercial Regional (CR) zones is to provide areas for a broad mix of business, professional office, commercial service, retail, wholesale, and limited manufacturing uses. The CR zones are intended to accommodate large-scale, high intensity developments.” (LDC 13.1.5.1). There are many areas in the City designated as Regional Commercial in community plans which currently contain some big box development (Carmel Mountain Ranch and College Grove for example).
- “The purpose of the Commercial Office (CO) zones is to provide for areas for employment uses with limited, complementary retail uses and medium to high density residential development. The CO zones are intended to apply in larger activity centers or in specialized areas where a full range of commercial activities is not desirable” (LDC 13.1.5.2). These zones discourage big box development, even office furniture and supply stores are limited to 2,500 square feet.
- The purpose of the Commercial Visitor (CV) zones is to provide areas for establishments catering to the lodging, dining, and recreational needs of both tourists and the local population. The CV zones are intended for areas located near employment centers and areas with recreational resources or other visitor attractions. (LDC 13.1.5.2) These zones discourage big box development.